

## MEMORANDUM

**DATE:** February 2, 2001

**TO:** Bruce Bernard  
Capital Projects Manager

**FROM:** Cheryl Dolin, R.A.  
Project Manager, Capital Projects

**RE:** **Ivanhoe Park**  
Falcon's Lear 128-6 B Tract B  
Master Plan Cost Estimate for 3.36 Acre Property

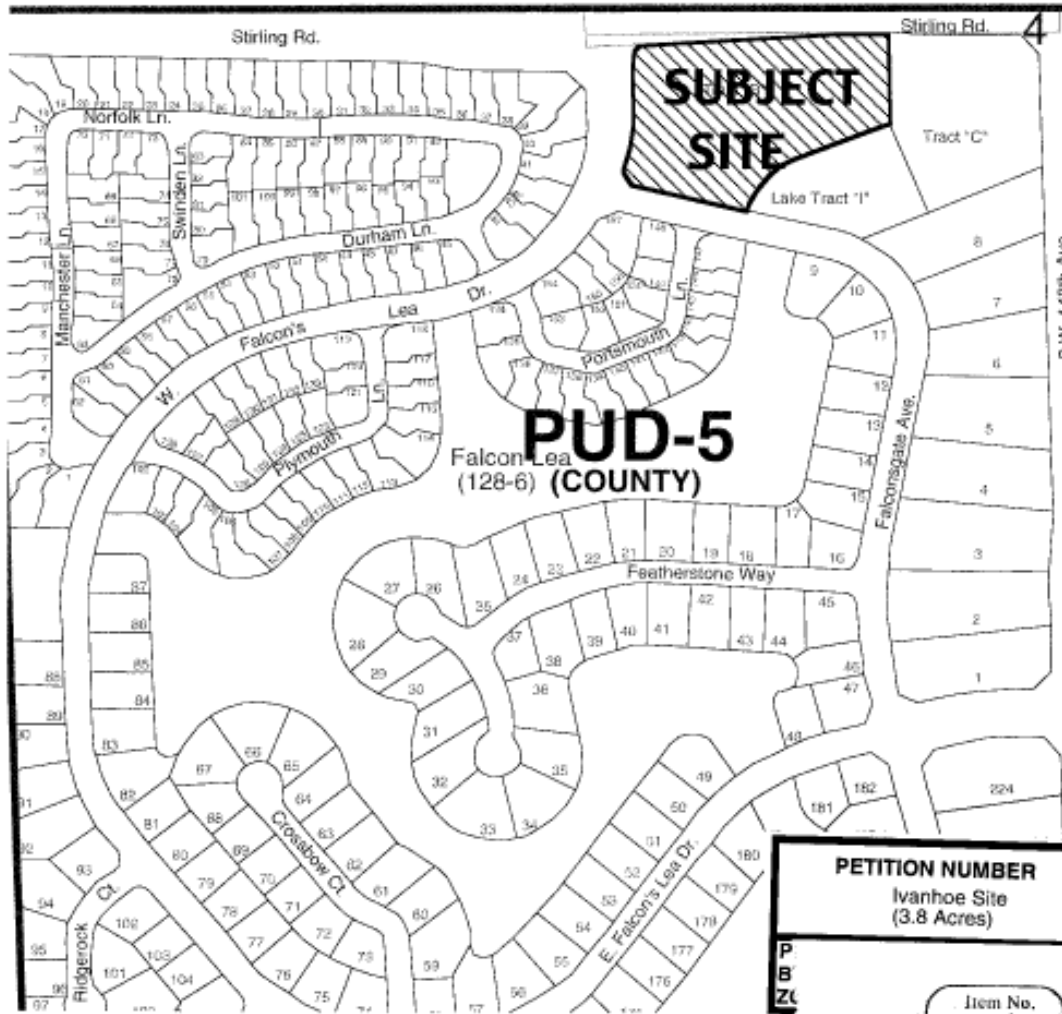
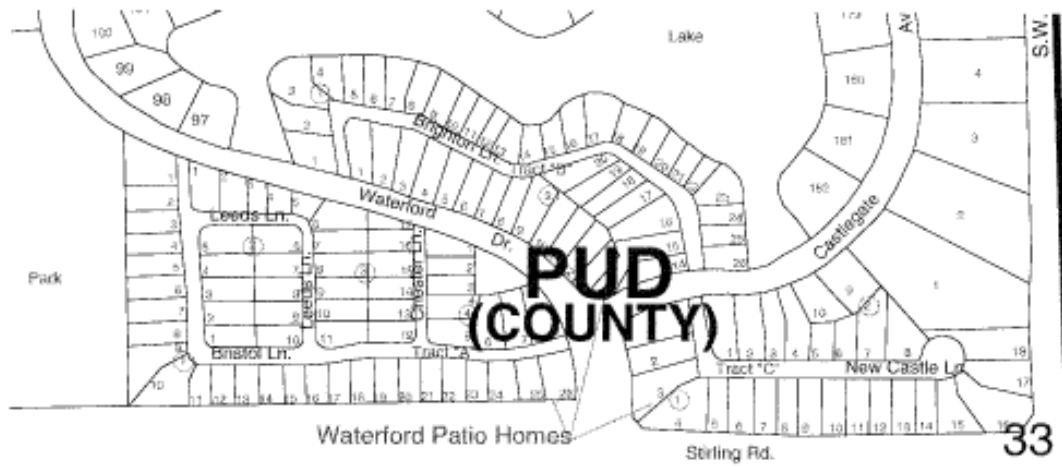
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### Property Description

This parcel of land is approximately 3.36 acres, and is located adjacent to the existing Ivanhoe Community Center and the Ivanhoe Fire Station. It is in the Falcon Lear subdivision 128-6 Tract B. It is bordered by Stirling Road to the north, Falconsgate Road to the south, and Falcon's Lear Drive to the east. Its dimensions are irregular. It has no existing structures on it. Existing landscaping is minimal, and consists mainly of grass. Water and sewer are available.

Demolition - Asphalt Driveway to Parking Lot	\$ 4,000.00
Clear and Grub	\$ 3,000.00
Grading and Drainage	\$ 4,500.00
Electrical Service (panel and meter)	\$ 8,000.00
Security Lighting (Bollards)	\$35,000.00
Signage (Park sign )	\$ 1,000.00
6' Perimeter Fencing with gates	\$25,000.00
Landscaping	
12'-14' trees (40 @\$250 )	\$10,000.00
Mulch and Seed (.085/ sq. ft.) (146,000 sq. ft.)	\$12,500.00
Sod	\$ 2,800.00
Irrigation	\$21,000.00
Parking Lot Addition - 24 cars	\$24,000.00
Parking Lot Lighting	\$10,000.00
6' Concrete Recreational Paths (@ \$ 17.95/ sq. yd.)	\$26,500.00
Concrete sidewalks - to shelters, etc.	\$ 2,400.00
Picnic Shelters	
One @ 24' x 24'	\$30,000.00
Two @12' x 12'	\$15,000.00

Modular Rest Room Building + Drinking Fountain		\$34,000.00
Water and Sewer Connection Charges		\$ 9,000.00
Site Furnishings		
6' bench	(5) \$450.00 ea.	\$ 2,250.00
Grill	(3) \$ 150.00 ea.	\$ 450.00
6' picnic table	(6) \$400.00 ea.	\$ 2,400.00
8' picnic table	(2)\$500.00 ea.	\$ 1,000.00
Trash receptacle (22 gallon)	(5) \$175.00 ea.	\$ 875.00
Bicycle rack	(1)\$300.00 ea.	\$ 300.00
Vita Course (Installed)		\$10,500.00
Play Equipment		\$28,000.00
<b>Sub Total</b>		\$ 323,475.00
Design and Engineering Fee @7.5%		\$ 24,260.00
Contingency at 7.5%		\$ 24,260.00
<b>PARK TOTAL</b>		<b>\$372,000.00</b>



**PETITION NUMBER** N  
Ivanhoe Site  
(3.8 Acres) 4

P  
B  
ZC

Item No.  
11.1